



Grouville

£2,450,000

Elegant residence



Recently renovated to the highest standard

Large open plan living space with wood burning stove

High specification Charles York kitchen

Luxury master en suite bathroom

Three further double bedrooms plus 2 attic rooms

Far reaching views to Gorey

Orchard with an abundance of fruit trees

Double garage, double carport and parking





This beautifully presented home is situated in an elevated position with far reaching views over Grouville. Having undergone a complete renovation to the highest standard, which has enhanced the character of this property, this wonderful home has been transformed to create a light and bright atmosphere throughout.



The heart of the home is the spacious open plan living/dining area, with working fire place, and kitchen which is flooded with light from the bi-fold doors that lead onto the patio area and a large skylight. This room will quickly become a favourite for all family members, with space to entertain all year round. Opening out onto the patio creating a seamless space for al fresco dining in the warm summer months and winters spent cosy around the fire.

Externally, the property benefits from a wonderful variety of outside spaces. A beautiful garden thoughtfully planted to give colour and life throughout the year. Large open paved area to the front of the property, perfect for entertaining and al fresco dining. Lawned garden areas, patio, sunken hot tub with views to Gorey, quiet areas, terraces, and an orchard with an abundance of fruit trees, all perfect for children to explore and for adventures to commence!

Viewing of this splendid home is highly recommended by Hunt Estates.





Comprises: Entrance hall, large sitting room with bay window, cloakroom, utility room, splendid open plan living/dining room/kitchen with real fire place, bi-fold doors onto the patio, Charles York fitted kitchen, a separate study with original fireplace and a staircase leading up to a wine store with access to a balcony and garden.

On the first floor there is a large master bedroom with beautiful en suite bathroom. A second principle bedroom suite with en suite shower room, walk in wardrobe and private balcony. Two further double bedrooms, one of which is en suite and a house bathroom. On the second floor there are 2 attic rooms.



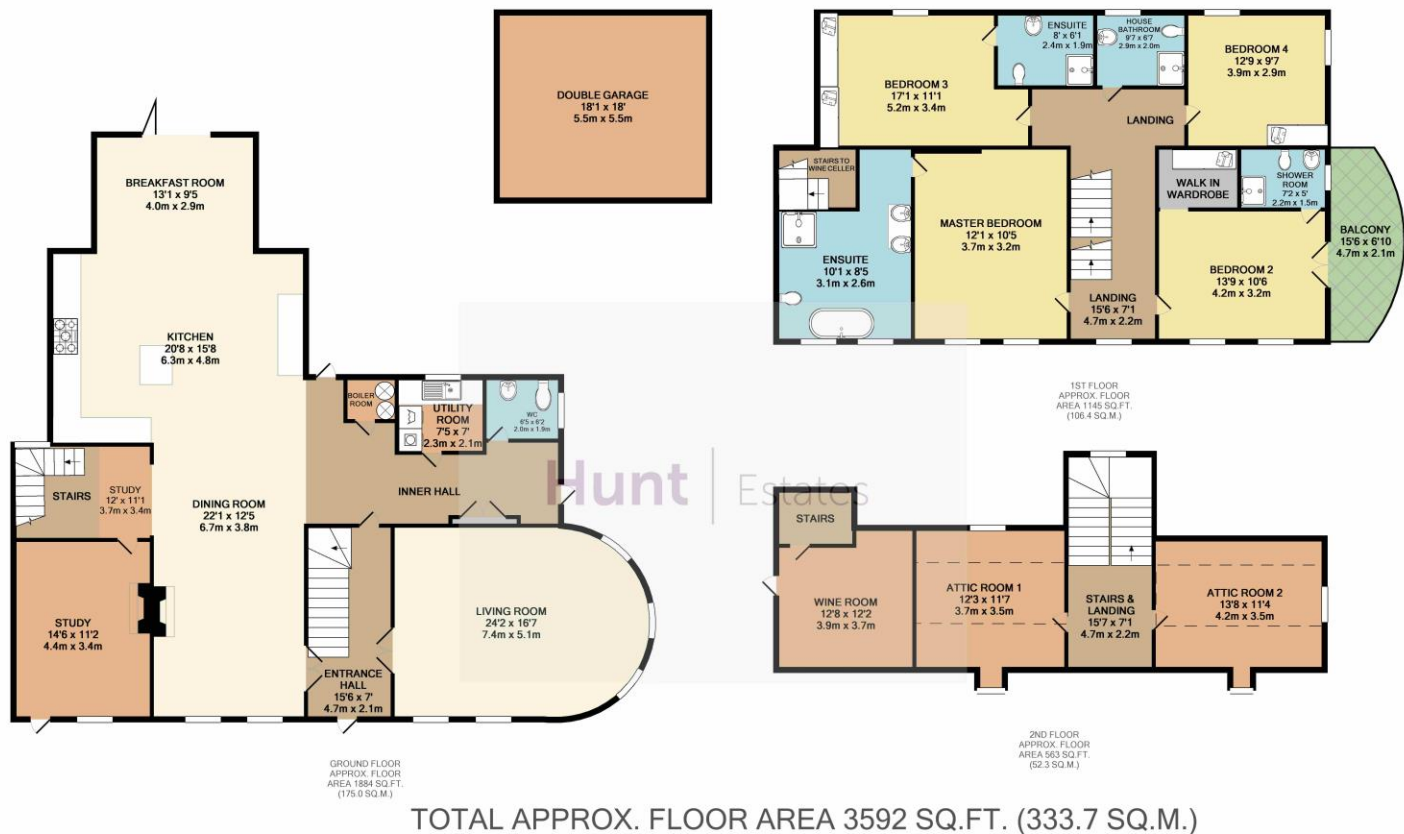


SERVICES:

Mains water and drains, bottled gas for cooker. Wet electric central heating with underfloor heating to ground floor and bathrooms and radiators to the upper floors. Fully double glazed.

Parking: Double garage and double car port plus ample parking

Category & Tenure: Freehold & Entitled



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All viewings to be conducted through Hunt Estates. Tel: 01534 860650

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